

**304, 2111 14 Street SW**  
**Calgary, Alberta**

**MLS # A2236611**



**\$179,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 476 sq.ft.                                         | <b>Age:</b>   | 1963 (62 yrs old) |
| <b>Beds:</b>     | 1                                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Leased, Off Street, On Street, Stall |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 392

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Washer/Dryer Combo (European)

Cozy Inner-City Condo in Bankview &ndash; Ideal for First-Time Buyers or Investors! Welcome to this well-maintained and move-in ready 1-bedroom, 1-bath condo located on the 3rd floor of a quiet, low-rise 4-story building in the heart of Bankview. With 460 sq ft of efficient and bright living space, this unit is a perfect opportunity to own in one of Calgary's most walkable and vibrant communities- just steps from 17th Avenue and all the amenities it offers. Inside, you'll find neutral tones, large west-facing windows that bring in tons of natural light, and a smart layout that maximizes every inch of space. The bedroom features built-in storage, and the unit includes a washer/dryer unit for convenient in-suite laundry. Enjoy the best of both worlds: a peaceful unit tucked away from street noise, with trendy shops, cafes, restaurants, schools and transit just a short walk away. Whether you're looking for your first home or an affordable investment property, this condo delivers value, location, and lifestyle. Why pay a landlord when you can pay yourself? Don't miss your chance to get into the Calgary market with this charming and affordable inner-city condo- book your showing today!